



10 CHARBOROUGH WAY,
STURMINSTER MARSHALL, WIMBORNE,
DORSET, BH21 4DH
£425,000 FREEHOLD

A deceptively spacious detached home in a quiet residential close in Sturminster Marshall, extended by the current owners to create characterful and versatile family accommodation. The property's most compelling feature is its direct rear access onto open farmland, providing a rural outlook and privacy that is increasingly difficult to find within an established village setting.





DESCRIPTION:

Entrance is via a reception hall with cloakroom, from which the ground floor opens naturally. The lounge is a generous reception room and connects through to the open-plan kitchen and dining area, fitted with high-gloss dark cabinetry, quartz worktops, and space for a Rangemaster style range cooker. Recessed downlighting and wood-effect flooring run throughout, with a feature wood-burning stove adding warmth and character at the end of the space. A well-fitted utility area off the kitchen provides a washing machine, sink, and external door.

The conservatory across the rear of the house is a particular feature of the property. Glazed on three sides with a fully glazed roof, it provides both a dining space and a relaxed sitting area, with French doors opening to the stone-paved terrace and views across the garden to open countryside beyond.

Upstairs, the principal bedroom features plantation shutters to the front-facing windows. The second bedroom is a comfortable double with a rear countryside outlook, while the third room is currently used as a dressing room with open shelving and hanging rail. The family bathroom is a genuine feature: a freestanding bath sits beneath an overhead rainfall shower on a curved chrome rail, with a feature wall of green mosaic tiles adding character against the white-tiled surround.

OUTSIDE

To the rear, a sandstone terrace leads onto a lawn framed by established trees including a Japanese maple. A timber gate at the far boundary opens directly onto open farmland, a rare characteristic at this price level. To the front, a block-paved driveway provides parking for two to three vehicles alongside the single garage.









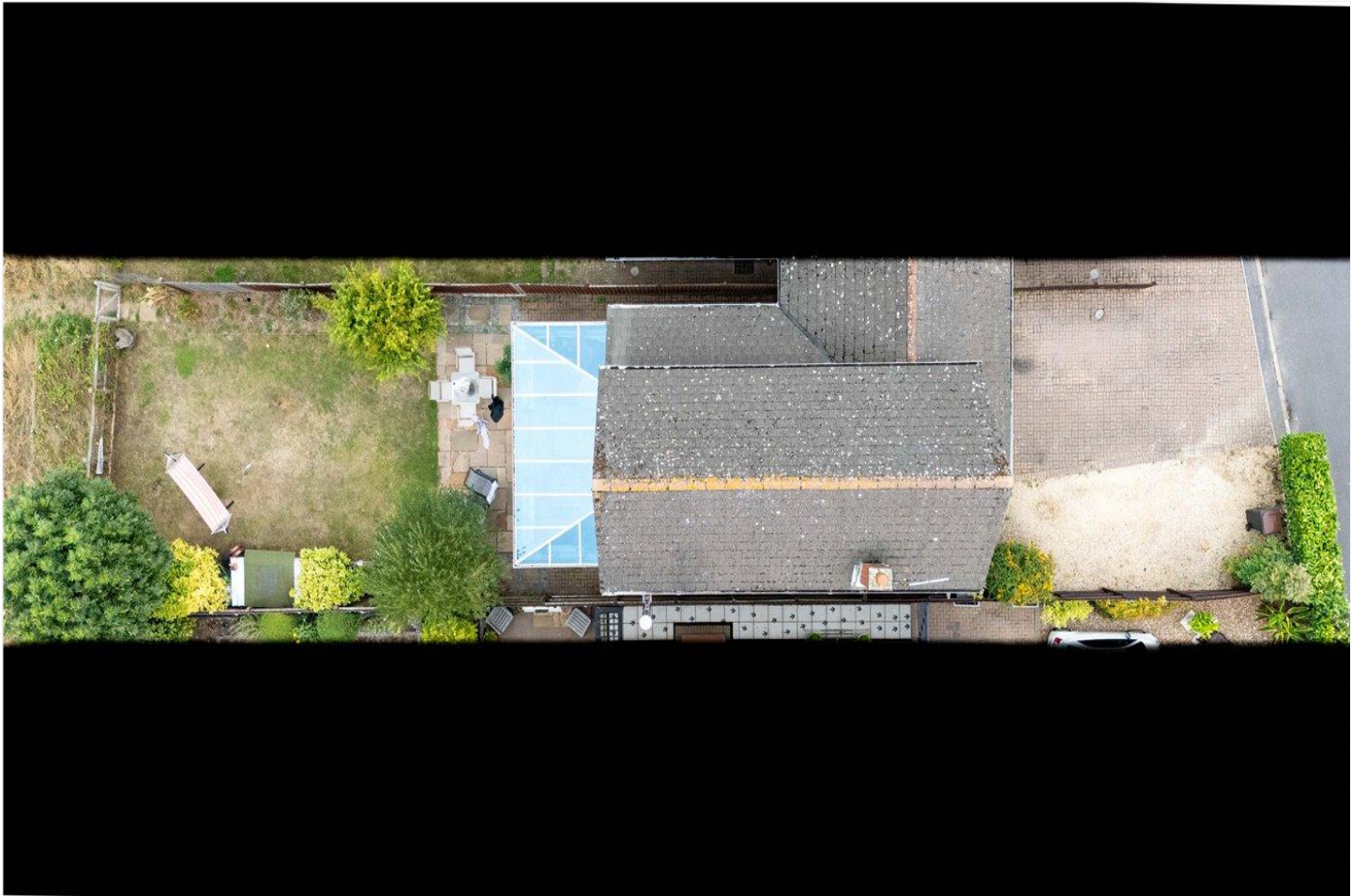
LOCATION:

Sturminster Marshall lies approximately four miles east of Blandford Forum and six miles north of Wimborne Minster, with a primary school, public house, and village hall on hand. The A350 provides straightforward access south to Poole and Bournemouth, with the Dorset coast within thirty minutes by car. The Stour Valley Way passes nearby, making the area well suited to those seeking an active rural lifestyle within easy reach of the county's principal centres.

DIRECTIONS:

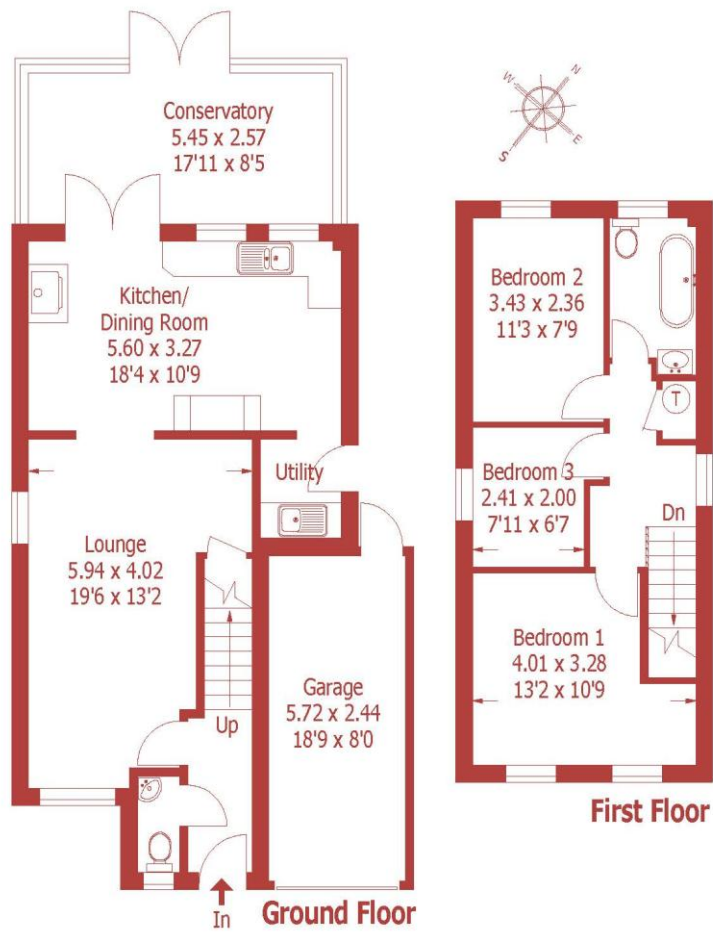
From the Christopher Batten office in Wareham, head north on the A351, then join the A35 west. Continue via Bere Regis and follow the B3075 north to Sturminster Marshall. Turn right into Charborough Way; number 10 will be found on the right-hand side.

EPC Band -
Council Tax Band -



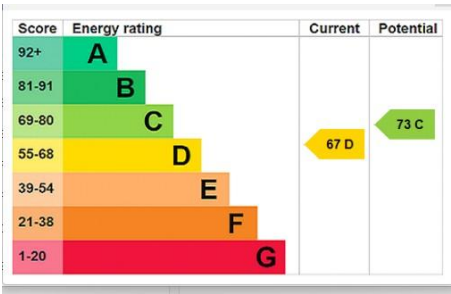
10 Charborough Way, Sturminster Marshall

Approximate Gross Internal Area :- 118 sq m / 1272 sq ft



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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